

ORDINANCE NO. 20060810-070

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8200 SOUTH CONGRESS AVENUE FROM DEVELOPMENT RESERVE (DR) DISTRICT AND SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT ON TRACT ONE AND TO RURAL RESIDENCE-CONDITIONAL OVERLAY (RR-CO) COMBINING DISTRICT ON TRACT TWO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district zoning on the property (the "Property") described in Zoning Case No. C14-06-0086, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From development reserve (DR) district and single family residence standard lot (SF-2) district to limited industrial service-conditional overlay (LI-CO) combining district.

A 7.528 acre tract of land, more or less, out of the William Cannon Survey No. 19, Abstract No. 6, in Travis County, Texas, the tract of land being more particularly described by metes and bounds on Exhibit "A", incorporated into this ordinance, save and except a 0.603 acre tract of land described as Tract Two as follows:

Tract Two: From development reserve (DR) district to rural residence-conditional overlay (RR-CO) combining district.

A 0.603 acre (26,270 square feet), tract of land out the William Cannon Survey No. 19, Abstract No. 6, in Travis County, Texas, the tract of land being more particularly described by metes and bounds on Exhibit "B", incorporated into this ordinance,

locally known as 8200 South Congress Avenue in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

C14-06-0086

FIELD NOTES

TRACT 1,
SAVE & EXCEPT
TRACT 2
LI-CO

Being 7.528 acres out of the William Cannon Survey No. 19, Abstract No. 6, in Travis County, Texas, being the same tract described as 3 separate tracts recorded in Volume 2525, Page 365; Volume 2571, Page 68; and Volume 2504, Page 566, Deed Records, Travis County, Texas, as shown on accompanying survey plat and being more particularly described as follows:

BEGINNING at a $\frac{1}{2}$ " iron pipe found in the west line of South Congress Avenue (R.O.W. varies), at the northeast corner of a tract called 0.478 acre in a deed to M. R. Wiegman and J. Beard recorded in Document No. 2000126929, Official Public Records, Travis County, Texas, for the southeast corner of this tract.

THENCE, with the north line of said 0.478 acre tract and the south line of this tract, N $87^{\circ}30'00''$ W, said course being the bearing base for this survey, 155.92', to a $\frac{1}{2}$ " iron pin set in the east line of Hubach Lane (R.O.W. varies), at the northwest corner of said 0.478 acre tract, for the southwest corner of this tract.

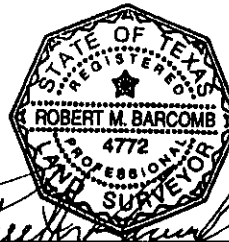
THENCE, with the east line of Hubach Lane and the west line of this tract, the following three (3) courses:

- 1.) N $16^{\circ}26'14''$ W, 811.92', to a 1" pipe found at an angle point;
- 2.) N $16^{\circ}23'55''$ W, 146.77', to a 1" iron pipe found at the southwest corner of a tract called 4.00 acres in a deed to C. Clark, recorded in Document No. 1999065455, Official Public Records, Travis County, Texas, for the northwest corner of this tract.

THENCE, with the south line of said 4.00 acre tract and the north line of this tract, S $73^{\circ}45'00''$ E, 668.11', to a $\frac{1}{2}$ " iron pin set in the west line of South Congress Avenue, at the southeast corner of said 4.00 acre tract, for the northeast corner of this tract.

THENCE, with the west line of South Congress Avenue and the east line of this tract, S $16^{\circ}10'33''$ W, passing at 305.77', a $\frac{1}{2}$ " iron pipe found, in all 769.85', to the **PLACE OF BEGINNING** and containing 7.528 acres of land, more or less.

Prepared from a survey made on the ground November 25, 2003, by:
Arpentours Professional Surveying
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Austin, Texas 78754
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Robert M. Barcomb
R.P.L.S. No 4772

Exhibit "A"

C14-06-0086
TRACT 2
RR-CO

FIELD NOTES

Being 0.603 acre or 26,270 square feet, part of that tract called 7.528 acres in a deed recorded in Document No. 2003288996, Official Public Records, Travis County, Texas, situated in the William Cannon Survey No. 19, Abstract No. 6, in Travis County, Texas.

BEGINNING at a 1" iron pipe found in the east line of Hubach Lane (R.O.W. varies), at the northwest corner of said 7.528 acre tract, for the northwest corner of this tract.

THENCE, with the north line of said 7.528 acre tract and the north line of this tract, S 73°45'00" E, said course being the bearing base for this survey, 260.00', to the northeast corner of this tract, from said point, a ½" iron pin found in the east line of South Congress Avenue (R.O.W. varies), at the northeast corner of said 7.528 acre tract bears, S 73°45'00" E, 408.11'.

THENCE, through the interior of said 7.528 acre tract, with the south line of this tract, S 49°06'09" W, 240.51', to the southwest corner of this tract, in the east line Hubach Lane, from said point, a ½" iron pin found at the southwest corner of said 7.528 acre tract bears, S 16°26'14" E, 718.69'.

THENCE, with the east line of Hubach Lane, the west line of said 7.528 acre tract, and the west line of this tract, the following two (2) courses:

- 1.) N 16°26'14" W, 93.23', to a 1" iron pipe found at an angle point;
- 2.) N 16°23'55" W, 146.77', to the **PLACE OF BEGINNING** and containing 0.603 acre or 26,270 square feet of land more or less.

Prepared from a survey made on the ground November 20, 2003, by:

Arpenteurs Professional Surveying

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Austin, Texas 78754

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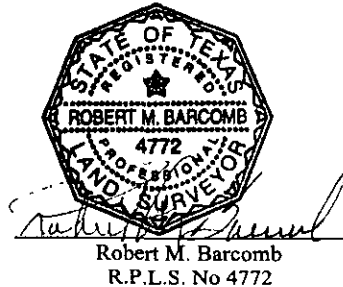


Exhibit "B"

